

MEMORANDUM

TO: Town Clerk
Park and Recreation Department
Public Works Department

FROM: Jeremy B. Ginsberg

DATE: September 1, 2021

SUBJECT: Planning & Zoning Commission meeting—September 7, 2021

The Planning and Zoning Commission will hold a meeting on September 7, 2021 at **7:30 P.M.**, allowing remote access to the public only via GoToMeeting.

Planning & Zoning Commission
Tue, Sep 7, 2021 7:30 PM - 10:30 PM (EDT)

Please join my meeting from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/873740581>

You can also dial in using your phone.
(For supported devices, tap a one-touch number below to join instantly.)

United States: +1 (872) 240-3212
- One-touch: <tel:+18722403212,,873740581#>

Access Code: 873-740-581

PLANNING AND ZONING COMMISSION AGENDA

Tuesday, September 7, 2021

7:30 P.M.

via GoToMeeting

GENERAL MEETING

Mandatory Referral #2-2021, Board of Selectmen, 27 Crimmins Road.

Request for report regarding purchase of 27 Crimmins Road Street property.

Special Permit #301, Darien Parks & Recreation, Highland Farm, 560 Middlesex Road.

Request for a one-time exception to exceed the maximum number of parked vehicles on the site in association with a planned fall Special Event, established by the Special Permit for Highland Farm.

Land Filling & Regrading Application #338-A, Marcy, 5 Top O'Hill Road.

Request for Bond Release--\$10,000.

Deliberations and possible decisions on the following:

Special Permit Application #34-K/Site Plan, Land Filling & Regrading Application #510, Woodway Country Club, 540 Hoyt Street.

Proposal to construct terraces and decks adjacent to the Clubhouse building; and to perform related site development activities. *HEARING CLOSED: 7/27/2021. DECISION DEADLINE: 9/30/2021.*

Amendment of Special Permit Application #117-F / Site Plan, Noroton Presbyterian Church, 2011 Boston Post Road.

Proposal to construct a wood deck adjacent to the recently constructed sports court and to perform related site development activities. *HEARING CLOSED: 7/27/2021. DECISION DEADLINE: 9/30/2021.*

Land Filling & Regrading Application #507, Cynthia Heck, 57 Greenleaf Avenue.

Proposing to fill and to grade the property in conjunction with the installation of a pool, pool house, and stormwater management system, and to perform related site development activities. *HEARING CLOSED: 7/27/2021. DECISION DEADLINE: 9/30/2021.*

Land Filling & Regrading Application #509, William & Courtney Reidy, 43 Hillside Avenue.

Proposal to: regrade yard; construct a series of terraces/patios; install a boulder retaining wall; and to perform related site development activities. *HEARING CLOSED: 7/27/2021. DECISION DEADLINE: 9/30/2021.*

Special Permit Application #264-B/Site Plan, Baywater 1025 BPR, LLC, Crepes Chouquette, 1025-1029 Boston Post Road.

Proposal to establish a Quick Service Restaurant with associated retail sales and outdoor dining at the existing space at 1025-1029 Boston Post Road, formerly occupied by Warm New York, and prior to that, Kirby & Company.

Special Permit Application #302-A, Baywater CFW, LLC, Compass Real Estate, 15 Corbin Drive.

Proposal to establish a real estate office within the new building to be constructed at 15 Corbin Drive (Building H on the approved plans for the Corbin project).

Discussion of Parking for multi-family housing, Accessory Dwelling Units (ADUs), and associated opt-out procedure and timing.

Discussion of regulation of Cannabis/Marijuana.

Chairman's Report

Approval of Minutes

July 20, 2021

July 27, 2021

Any Other Business (requires two-thirds vote of Commission)

NOTE: Next upcoming Meetings—September 14, and 28, 2021

ADJOURN.